



Ivanhoe Road, Great Barr
Birmingham, B43 7QU

Offers Over £300,000

This stunning three bedroom detached home offers a unique wide plot with an unusually large driveway suitable for several vehicles.

Situated on a quiet road on the popular Park Farm estate in Great Barr within close proximity to local amenities and well regarded schools such as Barr Beacon secondary school.

Approached via a tarmac driveway with a tidy grass lawn set behind a brick retaining wall. Leading up to the internal front entry, a generous hallway opens out to all downstairs rooms and has stairs leading up to the first floor. The dual aspect lounge and diner offers impressive dimensions with carpets throughout, a bay window to the front aspect and double patio doors to the rear. Back out into the hallway a door leads into a separate dining / breakfast room which has double doors out to the garden and open access into the kitchen, The kitchen offers a lovely selection of curved wall and base cabinets with attractive worktops over, a gas hob and oven, one and a half bowl sink with drainer and space for other integrated appliances. A door at the rear of the kitchen leads to the garden and another sliding door leads into an integral garage.

The double garage is of eye catching proportions and offers excellent versatility and includes a downstairs W.C.

Travelling upstairs the landing leads to three bedrooms, two being good size doubles and a smaller but reasonable size third bedroom. The family bathroom completes the internal accommodation and benefits from a bathtub and separate shower enclosure, wash hand basin and W.C.

Externally the garden offers a low maintenance patio area with fencing to the perimeters and a flower bed border to the rear.

This lovely family home gives excellent scope for families to move as is now and potentially extend further in the future subject to planning consents.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Entrance Hallway
13' 1" x 6' 7" (4m x 2m)

Dining Room
11' 2" x 6' 11" (3.4m x 2.1m)

Kitchen
9' 10" x 11' 2" (3m x 3.4m)

Garage
19' 8" x 26' 3" (6m x 8m)

Dual Aspect Lounge & Diner
26' 7" x 11' 6" (8.1m x 3.5m)

Landing
6' 7" x 7' 7" (2m x 2.3m)

Bedroom One
12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom Two
12' 6" x 11' 6" (3.8m x 3.5m)

Bedroom Three
9' 6" x 6' 7" (2.9m x 2m)

Bathroom
8' 6" x 6' 7" (2.6m x 2m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

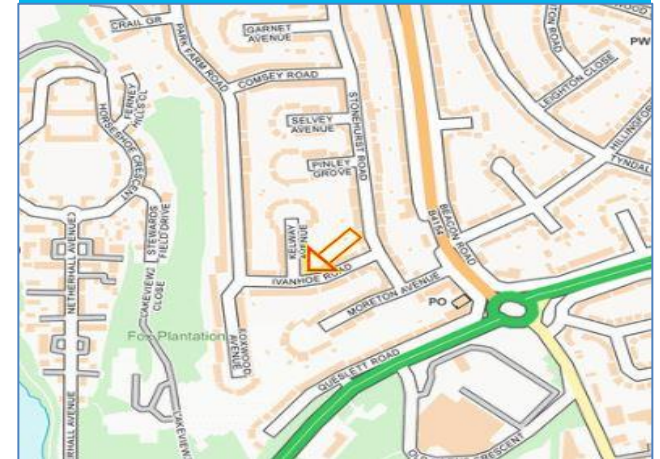


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th June 2024